

**Common Interest Communities
Proposed Legislation
Prepared March 2009
Presented by Imagineers Property Management, LLC**

My name is Michael Brogan. I serve as Director and Officer of Imagineers, which is a large property management firm in the state. From inception in 1973, we have been committed to providing solid leadership in assisting elected Board members govern their communities. Today, we serve nearly 14,000 homeowners in 140 communities around the state.

Over the course of the past few years, there has been much discussion and adopted legislation affecting common interest communities within the State of Connecticut. As you know, much of the governing language is contained within Chapter 825 "Condominium Act" of the General Statutes of Connecticut written in 1976, since superseded by Chapter 828 "Common Interest Ownership Act" ("CIAO") written in 1984.

House Bill 6672, "AN ACT CONCERNING THE 2008 AMENDMENTS TO THE UNIFORM COMMON INTEREST OWNERSHIP ACT", has been raised and in reviewing the language in the proposed bill, Imagineers suggests consideration be made for the following.


Legislation could provide Common Interest Communities the option to use electronic means of communication as an acceptable form of providing notice or information to its members. Most association documents currently require the use of First Class Mail.

The benefits to Community Associations include:

- Reduced cost to the Association in the administration of the community
- The ability to provide immediate notification
- The ability to confirm homeowners are receiving important communications
- Improved communications within the community
- Ability for Association leadership to post Association Documents, Rules and Regulations, By-laws, amendments, meeting minutes, newsletters, various notices, etc.

We recommend language be included to allow electronic communications to serve as acceptable means of providing notice, as long as the electronic communications are made on a sponsored website.

Respectfully submitted,


Michael Brogan
Imagineers Property Management, LLC
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